

HABS
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7-KET,
1A-

Ketchum Administrative Site, Dwelling
(U.S. Forest Service Administrative Site, Building No. 1119)
Sawtooth National Forest
117 and 119 River Street
Ketchum
Blaine County
Idaho

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94107**

HABS
ID
7-KET,
1A-

**KETCHUM ADMINISTRATIVE SITE, RANGER'S DWELLING
(U.S. FOREST SERVICE ADMINISTRATIVE SITE, Building No. 1119)**

HABS No. ID-109-A

PART I. HISTORICAL INFORMATION

A. Physical History

1. **Date(s) of erection:** Built in calendar year 1933.
2. **Architect:** George L. Nichols.
3. **Original and subsequent owners:** USDA Forest Service, 1933-1992; City of Ketchum, 1992-present.
4. **Builder, contractor, suppliers:** Sources of funding for the original construction (Anonymous n.d.a and n.d.b) were as follows:

<u>Costs:</u>	<u>F.Y. 1933</u>	<u>F.Y. 1934</u>	<u>F.Y. 1935</u>
ECF	\$73.95	\$2838.20	
Impnira		37.50	\$45.89
CCC Labor		390.00	
Other Funds		399.09	40.57
Total	\$73.95	\$3664.79	\$86.46

5. **Original plans and construction:** R4-1.

6. **Alterations and additions:** In 1958 an internal stairway was added and the southeast bedroom was extended eastward. Prior to June, 1965, window shutters were removed. In 1976 linoleum was laid on the kitchen floor. In 1981 a metal roof was put on. Other changes which cannot be dated include, removal of lattice work on the south and west porches, replacement of the west kitchen window, laying of carpeting in the interior, painting and wallpapering the interior, replacement of kitchen cabinets, and installation of acoustical tile on the kitchen ceiling.

B. Historical Context: The structure is in its original location. It was built as part of an administrative site compound for the Ketchum Ranger District of the Sawtooth National Forest. The structure served as the District Ranger's dwelling until a new dwelling was built elsewhere in 1962. Thereafter, this structure was used as living quarters for other Forest Service personnel until it was exchanged out of federal ownership in 1992.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. **Architectural character:** This dwelling is a slightly remodeled example of a standard, Depression-Era Forest Service structure in southern Idaho. The metal roof, added in 1981, is inconsistent with the original character of the dwelling. The 1958 addition of the stairway and expansion of the southeast bedroom did change the overall shape of the structure, but in a manner compatible with the original fabric, with the exception of the single-pane window installed in the south wall to provide light on the stairs.

2. **Condition of fabric:** Structurally sound.

B. Description of Exterior

1. **Overall dimensions:** 31' X 28'

2. **Foundations:** Concrete.

3. **Walls:** Novelty siding, originally and presently painted white with Nile green trim.

4. **Structural System, framing:** 2" x 4" wood stud braced frame.

5. **Porches, stoops, balconies, bulkheads:** There is an enclosed vestibule on the north side of the house, which allows access from the kitchen to the basement without going outside. There is one open porch on the south, and one on the west. The former has 4 plain posts; the latter has 8 plain posts (more than necessary for support). Originally there was lattice work between the posts on both porches. An old photograph reveals that this was removed prior to June, 1965. Both porches are painted white.

6. **Chimneys:** The original brick chimney is present near the crest of the west half of the north-facing roof.

7. Openings:

a. **Doorways and doors:** Trim painted green. There is one door with a 4-pane fanlight and four panels in the south wall; one double French door with eight panes in each door in west wall; one 3-panel, 4-pane door in north wall.

b. **Windows and shutters:** Trim painted green. In the south wall there are two double-hung, 12-pane, sash windows (one each in the living room and bedroom) and one single-pane fixed window (at the inside stairway landing). In the east walls there are three double-hung, 6-pane, sash windows (one each in the main-floor bedrooms and the back porch), one double-hung, 4-pane sash window (in the bathroom), and one horizontal, 8-pane sliding window (in the upstairs bedroom). In the north walls are one double-hung, 12-pane, sash window (in the bedroom) and one 12-pane, horizontal sliding window (in the dining alcove). In the west wall is one horizontal, double-pane, sliding window (in the kitchen), one double-hung, 12-pane, sash window (in the living room), and one horizontal, 8-pane, sliding window (in the upstairs bedroom). All windows appear to be original except the one at the inside stairway, which was installed in 1958, and the one in the kitchen window, which replaced at an unknown date the original 12-pane, sash window.

The 1958 remodeling contract (Anonymous 1958) required that the double hung sash window and frame in the east wall of the southeast bedroom be carefully removed, and re-installed in the new, extended east wall. As originally constructed, there were shutters on all main-floor windows except in the dining alcove, the bathroom, the west wall of the living room. The shutters were removed prior to June, 1965.

8. Roof:

a. **Shape, covering:** The roof is gabled, with 2" x 4" rafters and 1" x 6" sheathing. There are gable-roofed porches on the south and west. The original shingle roof was C.P.C. green. A metal roof was put on in 1981, and is brown.

b. **Cornice, eaves:** Cornices are open, with dripping eaves.

c. **Dormers, cupolas, towers:** None.

C. Description of Interior

1. Floor plans

a. **Basement:** Originally the basement was left unfinished. A storeroom has been constructed recently (date unknown) in the northwest corner, extending from the stairway to the west wall.

b. **First floor:** The floor plan was originally built according to the standard plan, with two bedrooms, a bathroom, a living room, a kitchen, and a dining alcove. In 1958 the western 6 feet of the southeast bedroom was utilized to construct stairs to the second floor. The original size of the bedroom was maintained by moving the the east wall 6 feet further to the east (Anonymous 1958).

c. **Second floor:** There are two bedrooms, one to the east and one to the west of a short hallway at the head of the stairs.

2. **Stairways:** The upstairs bedrooms originally were accessed by a folding stairway in the hall. In 1958 this was redesigned to be a full stairway, and a window was cut through the south exterior wall to light the stairs. This remodelling was accomplished by utilizing the western end of the southeastern bedroom. The bedroom walls then were extended 6 feet eastward to make up for the loss of space devoted to the stairs (Anonymous 1958).

3. **Flooring:** Construction money ran out before the hardwood floors were finished. Consequently Ranger Berry hand sanded and finished the floors himself. The floors were wood throughout, with clear spar varnish. Linoleum was laid on the kitchen floor in 1976. At present there is light brown carpeting in the living room and main-floor hallway, rust-colored linoleum in the kitchen, linoleum in the bathroom, rust-colored carpeting on the stairs and upstairs hallway, and hardwood floors in the bedrooms (with boards running north-south on the main floor and east-west upstairs). The floors in the rear vestibule and the basement are unpainted concrete.

4. Wall and ceiling finish: Construction money ran out before interior painting was finished. It was completed by Ranger Berry himself. Interior walls originally were of wallboard, finished with plastic paint. The living room and hall walls originally were tan with two-tone of green. Woodwork was light oak varnish. The lower part of the kitchen and bathroom walls originally was a green tile effect, with the upper part being eggshell and the woodwork cream. Ceilings throughout were white. In 1935 the upstairs bedrooms remained unpainted, but they were "to be painted in 1936 if possible." At present, the living room ceiling is white, and the walls (including woodwork, doors, and mantle) are light cream. The kitchen ceiling now has acoustical tile, and the walls have been painted light cream (over the tile effect). The dining alcove has flowered wallpaper. The main floor hallway has light cream ceiling and walls. The northeast bedroom has light yellow walls, woodwork, and doors, and a white ceiling. The southeast bedroom was remodeled in 1958, which included removal of all wall and ceiling surfaces and replacement with 1/2" gypsum board (Anonymous 1958). At present there is flowered wallpaper on the north wall, while the other walls and the ceiling are light green. The walls and ceiling in the bathroom also are light green. Walls and ceilings throughout the upstairs are light cream.

5. Openings:

a. **Doorways and doors:** Interior doors in general are the original 5-panel doors, but on the closet in the northeast bedroom on the main floor are modern, varnished wood, top-hung, sliding doors.

b. **Windows:** There are no interior windows.

6. Decorative features and trim: 3" wide moulding (white) covers all ceiling/wall unions. 1" x 4" plain trim for interior door frames, closet frames and base boards. The original tile effect in the kitchen and around the tub in the bathroom is present, but painted over. The built-in table and benches in the dining alcove are still present, although the table now has a formica top with aluminum trim around the edges.

7. Hardware: Brass door knobs, backing plates, hinges, window latches and slide bolts for windows. White porcelain closet knobs with brass backing plates.

8. Mechanical equipment:

a. **Heating, air conditioning, ventilation:** The dwelling originally was heated by a pipe-less furnace in the basement. This was modernized to automatic heating in 1951. Natural gas was run to the dwelling in 1968. There is no air conditioning. A fireplace is present, with an insert added in 1981.

b. **Lighting:** The dwelling originally was wired for power and lights which was secured from West Coast Power Company of Hailey, Idaho. Lighting is by incandescent bulbs. The fixture in the kitchen is a modern replacement.

c. Plumbing: Originally water was supplied to the dwelling via a 1" pipe buried three feet underground from the well drilled in 1932. The system also was connected to that of the Ketchum Spring Water Supply Company, which could be used when the pump failed. In 1933 a cesspool 12 feet wide and 12 feet deep was dug 20 feet east of the dwelling to serve the bathroom. The cesspool was covered with a concrete slab reinforced with iron. The dwelling now relies on municipal water and sewer. There is one kitchen, and one bathroom (with tub, toilet, and sink). The kitchen and bathroom sinks are modern replacements of the originals.

d. Telephone: The dwelling originally was connected to the metallic section of the the Hailey-Stanley and Soldier lines of the telephone system of the Sawtooth National Forest.

D. Site

1. General setting and orientation: This structure is located in the southeast 1/4 of the compound and faces south onto River Street. See site plan attached hereto.

2. Historic landscape design: See "Historical Sketch of the Ketchum Administrative Site," above.

3. Outbuildings: Seven other structures are a part of this complex. Each is documented separately.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings: Standard plan R4-1 (from Anonymous 1935) is attached hereto.

B. Early Views: Two photos of this structure taken shortly after completion are in Anonymous n.d.a. A June, 1965 photo is on file at the Ketchum District office.

C. Interviews: None.

D. Bibliography

1. Primary and unpublished sources:

- Anonymous
1935 *Building Construction Manual*, revised edition. Ogden, Utah: USDA Forest Service, Region Four.
- 1958 [Contract specifications (minus drawings) for remodeling the Ketchum Administrative Site Ranger's Dwelling].
- n.d.a *Administrative Site Improvement Plans.* [Large binder containing site plans, building descriptions, and photographs from the mid-1930's].
- n.d.b *Administrative Site Improvement Plans.* [Same as Anonymous n.d.a, but without photographs and with updated Ketchum building descriptions to 1939].
- Nichols, George L.
1946 *Building Construction Handbook*. Ogden, Utah: USDA Forest Service, Intermountain Region.

2. Secondary and published sources: None

E. Likely Sources Not Yet Investigated: Local newspapers, National Archives.

F. Supplemental Material: Attached hereto: Photos taken by Eva Jensen, June 16, 1989. Floor plan drawn by Richard T. Malouf, September, 1992.

IV. PROJECT INFORMATION

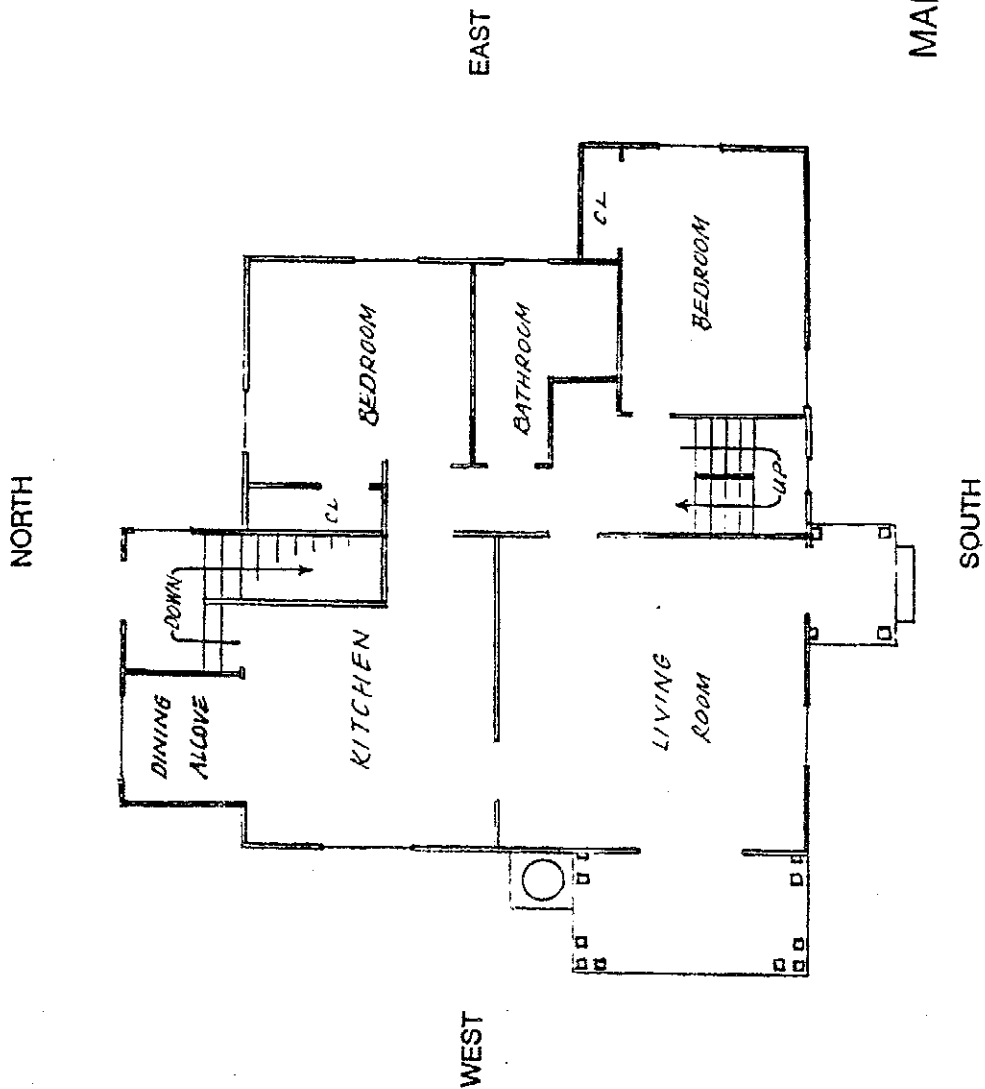
A. Purpose of Documentation

1. The Forest Service exchanged this property out of federal ownership on October 30, 1992. As no restrictive covenants were included, mitigation by HABS documentation is appropriate.

B. Report Preparation

2. Richard T. Malouf, Forest Archaeologist, Sawtooth National Forest, prepared the narrative and drawings September-October, 1992. Eva Jenkins, Weber State Archaeological Laboratory, prepared the photographs in June, 1989.

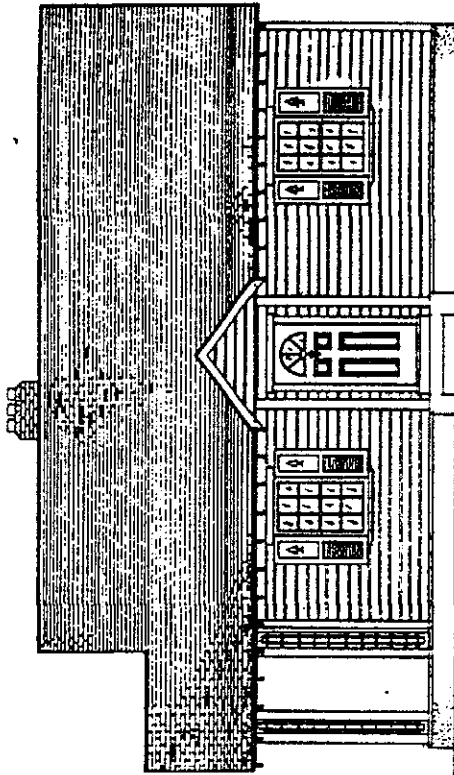
KETCHUM RANGER'S DWELLING
(BUILDING NO. 1119)
MAIN FLOOR PLAN, SEPTEMBER, 1992



SCALE: 1" = 10'

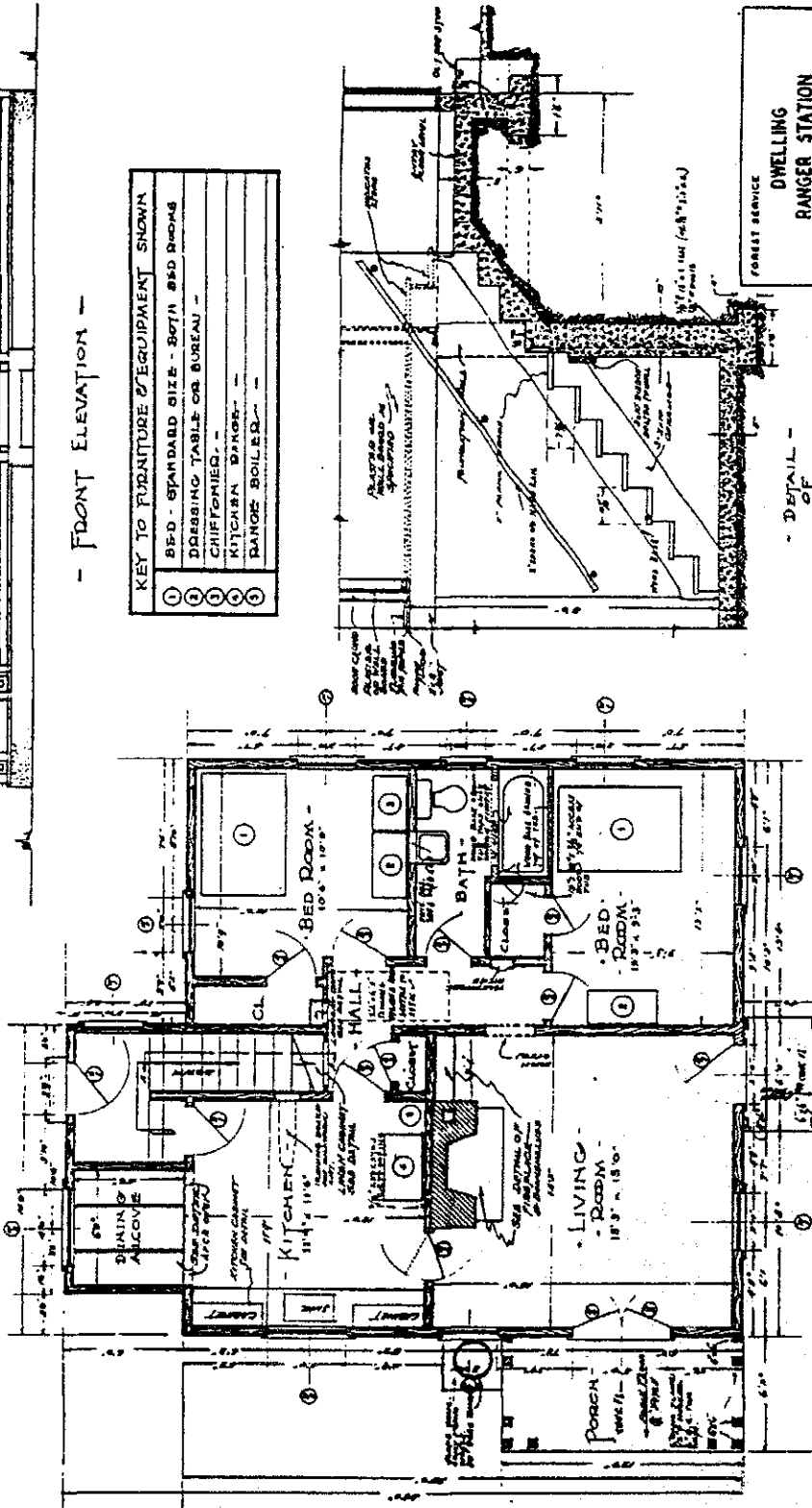
DOOR SCHEDULE			
NO.	DESCRIPTION	SIZE	REMARKS
1	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
2	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
3	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
4	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
5	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
6	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
7	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
8	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.

WINDOW SCHEDULE			
NO.	DESCRIPTION	SIZE	REMARKS
1	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
2	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
3	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
4	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
5	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
6	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
7	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.
8	6" x 8" 1/2"	2'0" x 6'0" (1/2")	A.S.



- FRONT ELEVATION -

KEY TO FURNITURE & EQUIPMENT SHOWN	
1	BED - STANDARD SIZE - BOTH BED ROOMS
2	DRESSING TABLE OR BUREAU -
3	CHIFFONIER -
4	KITCHEN SINK -
5	RANGE BOILER -

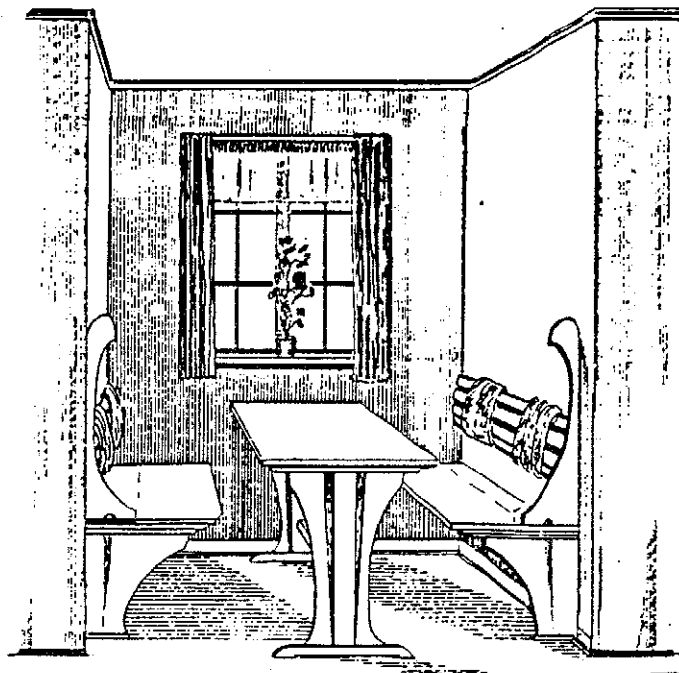


- FLOOR PLAN -

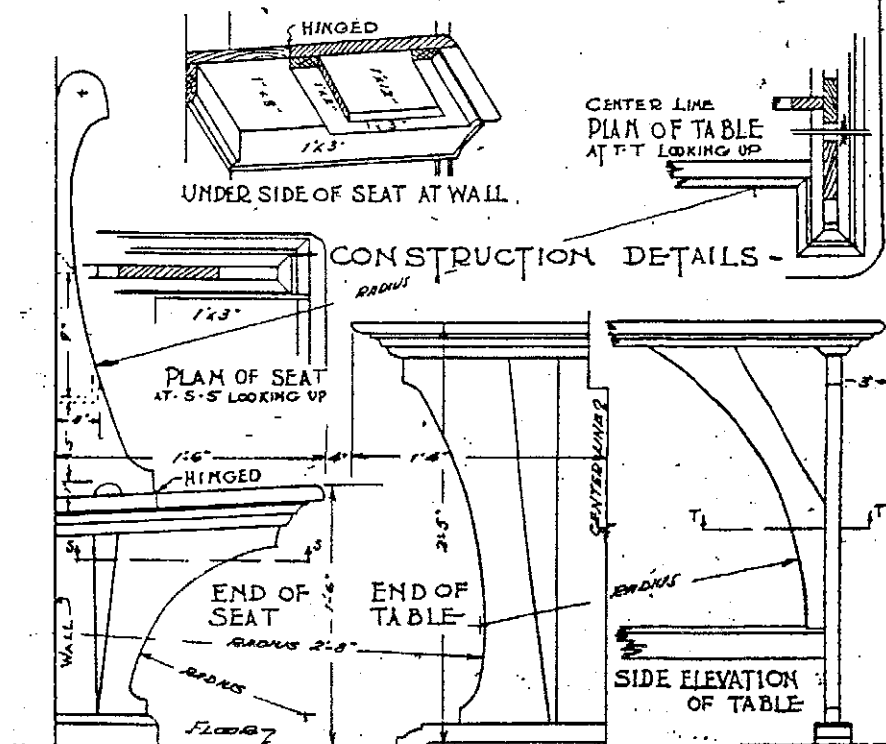
FOREST SERVICE	
DWELLING	
RANGER STATION	
PLAN 8-4-0-1	
CHECKED BY	DATE
APPROVED BY	DATE
SHEET 1 OF 11	

- DETAIL -
OF
- BASEMENT STAIRWAY -
AT A.A.
- SCALE 1/4" = 1' -

SCALE: 1" = 10'



- DINING ALCOVE -



SCALE: $\frac{1}{4}'' = 4''$